

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: March 16, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	81-DR-2005 New retail shops @ Fry's Center		
LOCATION	8900 E Via Linda		
REQUEST	Request approval of a site plan and elevations for two new shell retail buildings in an existing shopping center.		
OWNER	Barclay Holding XLJ LLC 480-282-4149	ENGINEER	RCC Design Group LLC 480-598-0270
ARCHITECT/ DESIGNER	A & E Solutions LLC 602-241-3335	APPLICANT/ COORDINATOR	Martin Flood A & E Solutions LLC 602-241-3335
BACKGROUND	<p>Zoning.</p> <p>The site is zoned C-3 PCD (Highway Commercial/Planned Commercial District) district, which allows for the most types of commercial activities and includes the sale of commodities or performance of service for a larger segment of population than the average neighborhood.</p> <p>Context.</p> <p>The site is located at the existing Fry's Shopping Center located at the northeast corner of Via Linda and N. 90th Street. There is an existing Fry's Supermarket on the developed site. The site has existing perimeter landscaping and the property along the southern border of the site is developed.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: R-5/PCD Multi-Family Residential, C-3/PCD Planned Commercial District.• South: R1-7/PCD Single Family Residential, C-3/PCD Planned Commercial District, and The Salt River Indian Community• East: C-3/PCD Planned Commercial District, I-1/PCD Industrial Park Planned Commercial District• West: The Via Linda Street alignment and R1-7/PCD Single Family Residential		
APPLICANT'S PROPOSAL	<p>Applicant's Request.</p> <p>The applicant's request is for approval of a site plan, elevations and landscape plan to develop the site for: a retail building (C) at the western wall of the existing Fry's Market, a retail building (B) south of the existing Fry's Market along the Via Linda Road frontage, and the approval of landscaping and pad south of Retail Building B for the proposed bank that will apply later for Development Review Board approval.</p>		

Development Information: Existing Fry's Parcel

- Existing Use: Retail
- Proposed Use: Retail
- Parcel Size: 520,994 Square Feet
- Building Size: 111,103 Square Feet, Existing
- Building Height Allowed: 35 Feet
- Existing Building Height: 23 Feet 4 Inches
- Parking Required: 371 Spaces
- Existing Parking: 536 Spaces
- Open Space Required: 75,856 Square Feet
- Open Space Provided: 81,947 Square Feet
- FAR: .21

Development Information: Proposed Retail B

- Existing Use: Vacant
- Proposed Use: Retail
- Parcel Size: 46,568 Square Feet
- Building Size: 6,902 Square Feet
- Building Height Allowed: 35 Feet
- Building Height Proposed: 26 Feet
- Parking Required: 28 Spaces
- Parking Provided: 28 Spaces
- FAR: .15

Development Information: Proposed Retail C

- Existing Use: Vacant
- Proposed Use: Retail
- Parcel Size: 27,746 Square Feet
- Building Size: 7,516 Square Feet
- Building Height Allowed: 35 Feet
- Building Height Proposed: 27 Feet
- Parking Required: 31 Spaces
- Parking Provided: 31 Spaces
- FAR: .27

Development Information: Future Bank

- Existing Use: Vacant
 - Proposed Use: Retail
 - Parcel Size: 31,321 Square Feet
- Elevations will be included with a separate DR submittal

DISCUSSION

The proposed site is currently a portion of the existing parking lot. There is an approved site plan for the entire site, which this project is part of, and the infrastructure, circulation, and drainage are all existing. There is existing landscaping along the perimeter of the site, and the applicant has proposed a landscape plan to enhance the plant material.

Retail buildings B and C will be designed in a similar architectural style including paint and materials to match the existing Fry's Grocery Store palette of; Owens Corning "Cultured Stone", rustic brandywine blend, and paint colors by Sherwin Williams. The exterior of the buildings will be finished with a painted stucco system, cantilevered steel canopy, tube steel and stucco headers, metal doors painted to match walls along the side and rear of the buildings. The stucco cornice of each of the proposed buildings will be painted Gold (Folksy Gold, #SW-6360) in color. The larger portions of the building facades will be painted brown (Mocha #SW-6067). The cultured stone will be used to enhance the columns at the entrance to the proposed buildings. The steel trellis on both buildings will be of a putty color (Tony Taupe #7038). The windows and doors will be composed of a clear anodized aluminum storefront system. The applicant will apply for a land division simultaneously with the submittal of the construction documents for final plans review. The applicant has demonstrated that the pads created by the land division will meet the development standards for the proposed buildings. Building C is attached to the existing Fry's Supermarket matching materials and color. Building B will stand alone on a pad to the south of Building C, materials and color to match.

The applicant has added more landscape material along the Via Linda and N. 90th Street frontages. The landscape palette consists of additional Sonoran Palo Verde, Chilean Mesquite, and Fruitless Olive trees. New plant material will be Red Bird of Paradise, Dessert Cassia, as shrubs, Red Yucca, and ground cover.

OTHER BOARDS AND COMMISSIONS

40-ZN-1979, 165-ZN-1982 McCormick Ranch Center, 136-DR-1982 Smithy's Grocery Store

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT (S) Greg Williams
 Senior Planner
 Phone: 480-312-4205
 E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY

Greg Williams
Report Author

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

09/27/05

**Architecture
& Engineering Solutions LLC****Masterplanning / Architecture / Engineering / Construction Management**

4020 North 20th Street Suite 308 / Phoenix AZ 85016 / 602-241-3335 / Fax 602-241-3353

September 27, 2005

Mr. Greg Williams
Senior Planner, City of Scottsdale
Planning & Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ.

**RE: Project Narrative for Design Review Board Package
NWC Via Linda & 90th Street; New Parcels at Fry's Center**

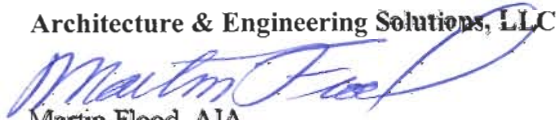
Mr. Williams:

Architecture & Engineering Solutions LLC is logging in this Design Review Board package on behalf of the Barclay Group. It is our intent to demolish the existing outdoor seasonal sales portion of the Fry's store and construct on the same site the "Retail C" building which consists of a 7,420 SF single story, multi tenant, retail strip center. Within this new parcel the Owner will also construct the "Retail B" building which consists of a freestanding 7,000 SF single story, multi tenant, retail strip center. Finally, this project will request a land division of an additional new pad parcel located within the existing parking field of the Fry's shopping center where a new bank building will be designed and constructed by others (this building is not a part of this project, the pad for it is a part of our DRB and land division package).

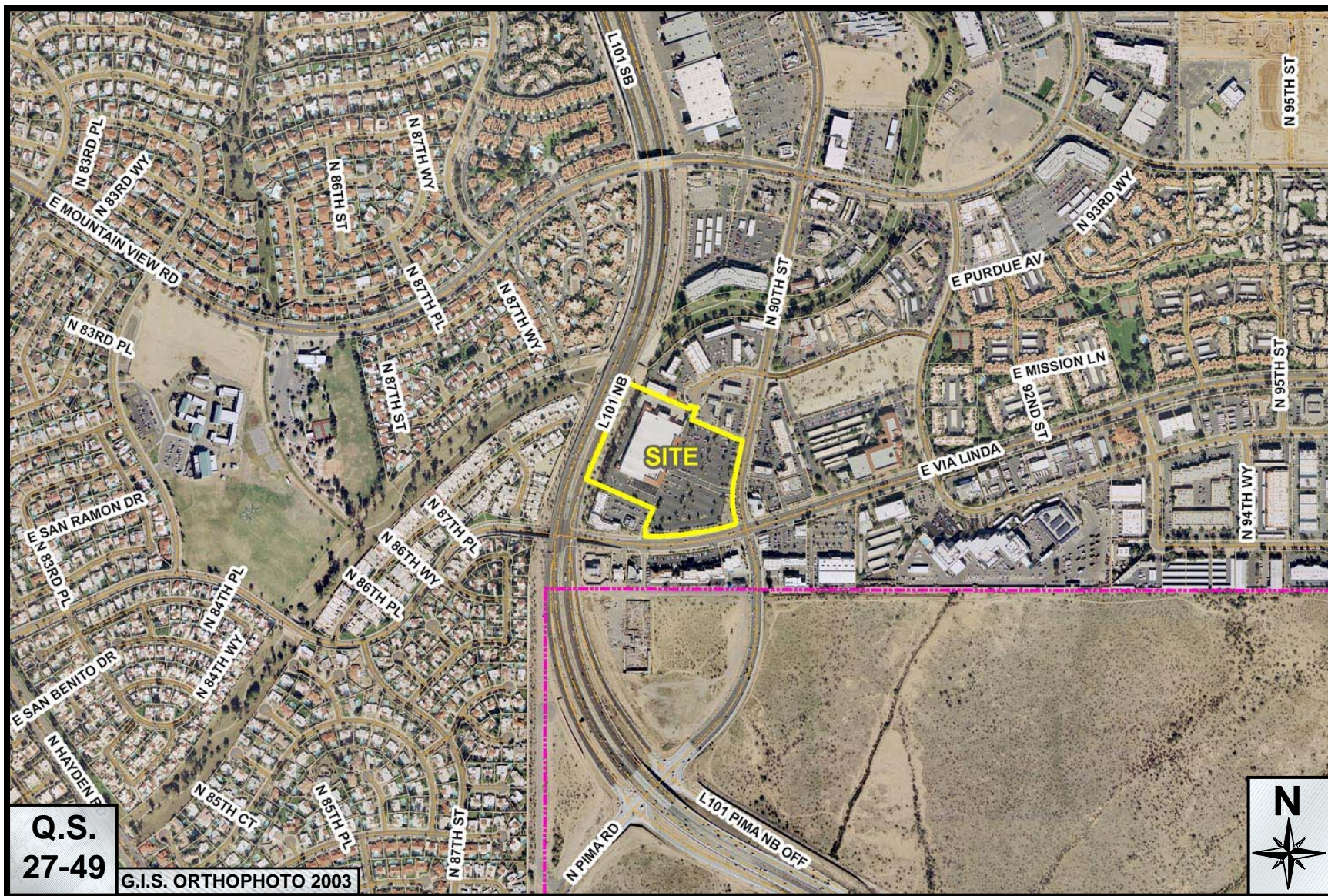
This project will provide the community with architectural design that closely fits in with the design theme of the newly remodeled Fry's store matching its materials and color palette. Each of the 2 new buildings will support themselves in terms of City code compliant parking count, open space, parking lot landscaping, utility connections, trash dumpsters, etc. The specific use for the proposed tenant spaces is unknown at this time; however the tenants will all fit within the Business occupancy classification. Common facilities consist of parking spaces through a common parking agreement with Fry's and the total quantity of car parks required by City Ordinance for all the buildings on site is exceeded by our proposed parking plan. Water drainage/retainage for the entire site will be handled just as it is currently and a cross drainage agreement will be agreed to by all parcel owners. Open space requirements will need to be researched in that a portion of the original overall Fry's parcel open space appears to have been taken by ADOT through eminent domain for the Loop 101 construction. There are no unusual site constraints involved with this project.

There will be no new parking lot lighting added as a part of this project because the existing lots are illuminated already. Several existing light poles may be relocated. Photometric studies will show that the code compliant lighting levels are maintained after the fixtures are rearranged. The buildings will be aesthetically enhanced and public safety will be maintained by new wall mounted and landscape lighting fixtures that will have no lens exposed to view.

Please call if there are questions regarding any portion of this submittal. We look forward to meeting with the City once this package has been reviewed.

Architecture & Engineering Solutions, LLC

Martin Flood, AIA
Manager/Principal



New Retail shops @ Fry's Marketplace

81-DR-2005

ATTACHMENT #2



Q.S.
27-49

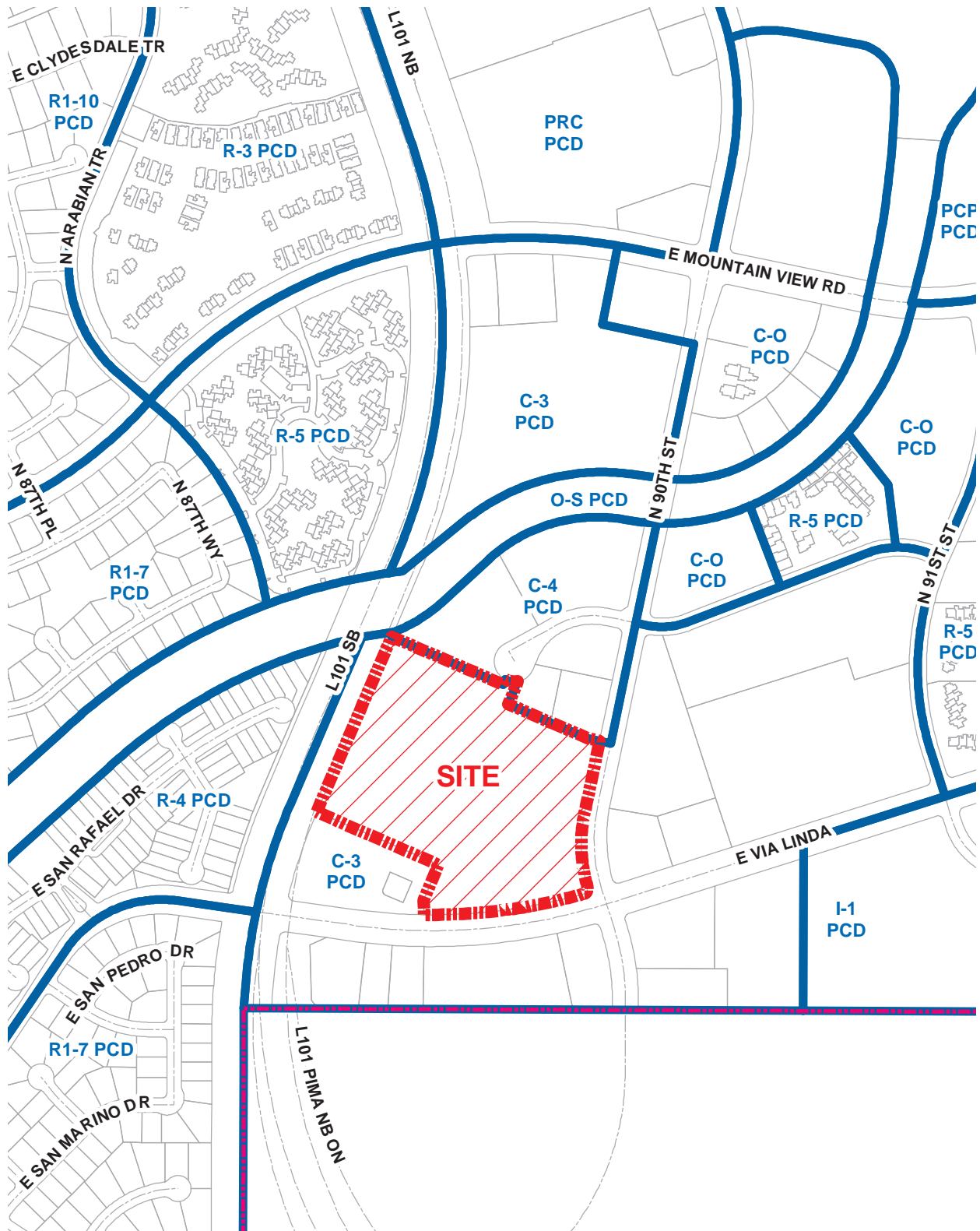
G.I.S. ORTHOPHOTO 2003



New Retail shops @ Fry's Marketplace

81-DR-2005

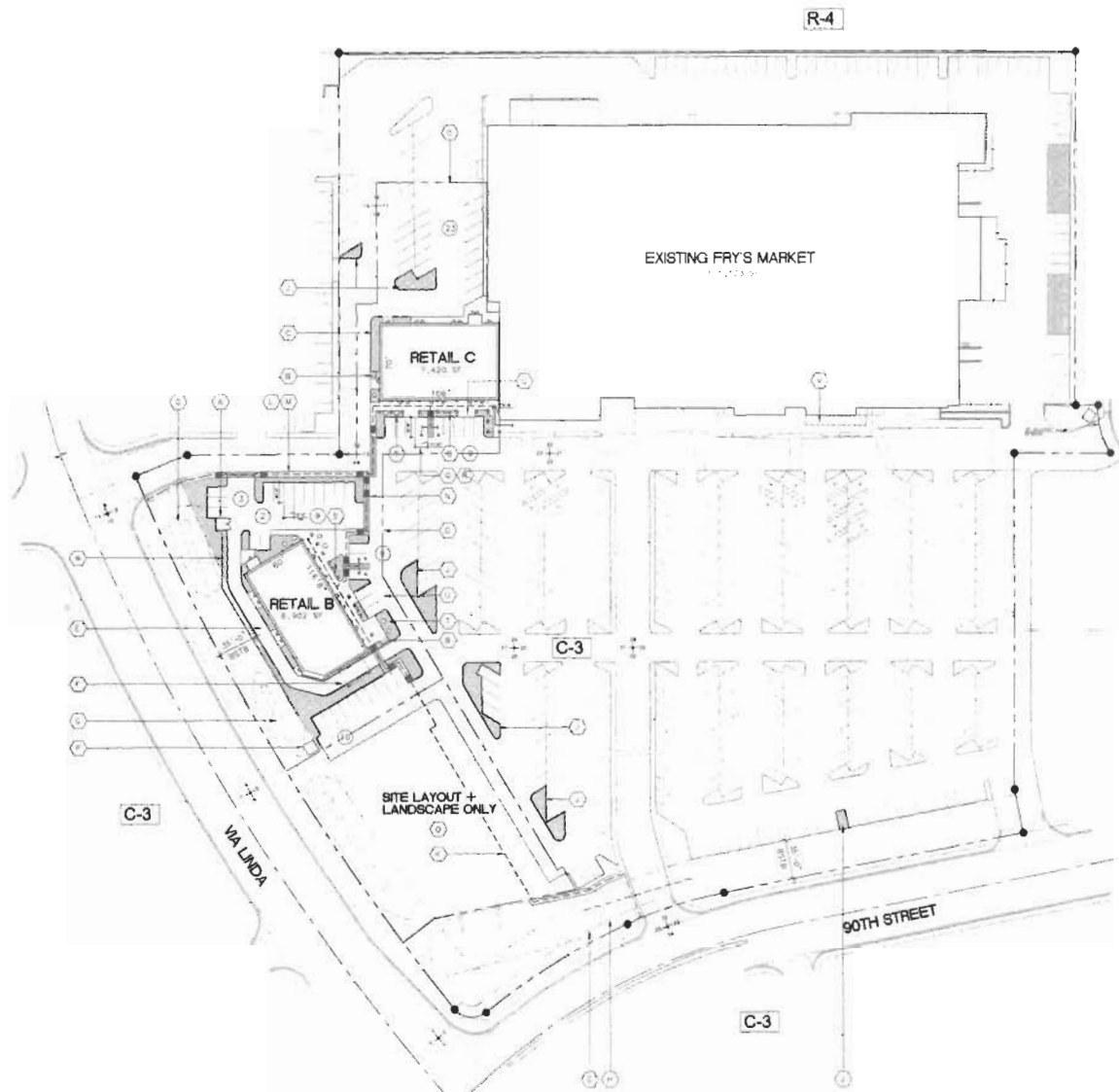
ATTACHMENT #2A



81-DR-2005

ATTACHMENT #3



81-DR-2005
1/27/2006

SITE PLAN

1" = 50'
0 50 100
FEET

--- DENOTES SITE PHOTO LOCATIONS

SITE DATA

SITE AREA (NET)	520,894 SF (11.86 AC), PER ALTA
ZONING	C-3, HIGHWAY COMMERCIAL DISTRICT
PROPOSED USES	RETAIL
BUILDING AREA	
FRY'S MARKET	111,103 SF (2.54 AC)
RETAIL B	7,516 SF
RETAIL C	7,516 SF
FUTURE BANK	4,388 SF
LOT COVER (ALLOW)	416,789 SF (4.8 X NET LOT AREA)
LOT COVER	130,509 SF = 520,894 SF = 25.0 %
PROV. YD. SETBACK	20'-0"
NEAR YD. SETBACK	0'-0"
SIDE YD. SETBACK	0'-0"
BUILDING HEIGHT	36'-0"
PARKING REQUIRED	
FRY'S MARKET	111,103 SF @ 1,300 SF = 377
RETAIL B	8,500 SF @ 1,250 SF = 28
RETAIL C	7,516 SF @ 1,250 SF = 21
FUTURE BANK	4,388 SF @ 1,250 SF = 20
TOTAL	430
PARKING PROVIDED	
FRY'S MARKET	STANDARD 438
RETAIL B	ACCESSIBLE (5% OF TOTAL) 14
RETAIL C	STANDARD (5' X 15' SLOTS) 28
RETAIL C	ACCESSIBLE 2
FUTURE BANK	STANDARD 31
FUTURE BANK	ACCESSIBLE 2
TOTAL	79
SITE PARKING RATIO	130,509 SF/536 = 4.1 STALLS/1000
PARCEL AREA	
RETAIL B	46,568 SF (1.07 AC)
RETAIL C	27,746 SF (0.64 AC)
FUTURE BANK	21,827 SF (0.72 AC)
	* INCLUDES REQUIRED SELF-PARK AREA
BIKE PARKING (M.C.)	
REQUIRED	38 BKG STALLS / 70 = 6
PROVIDED	6

KEYNOTES

- 8" TRASH ENCLOSURE
- BIKE PARKING
- LANDSCAPED AREA (SEE LANDSCAPE DWG.)
- PROPOSED PARCEL LINE
- 12" W DRIVE-THRU LANE
- DRIVE-THRU CANOPY
- EXISTING RETENTION BASIN TO REMAIN
- 10" W ROADWAY / PUBLIC ACCESS (ASBWAY)
- NEW LANDSCAPE ISLAND
- FUTURE ACCESSIBLE ROUTE
- ACCESSIBLE ROUTE PER ADA SECTION 4.3 (SEE GENERAL NOTES) & 7.2
- 5'-10" (MINIMUM) CONCRETE SIDEWALK
- CURB RAMP: TYPICAL
- FUTURE BANK BUILDING UNDER SEPARATE DRG SUBMITTAL
- TRANSFORMER (SEE LANDSCAPE DWG. FOR REQUIRED SCREENING)
- VIA ACCESSIBLE PARKING FACILITY
- UNIVERSAL ACCESSIBLE PARKING FACILITY
- BENCH
- PRE-CAST CONCRETE PLANTER POT, TYP. OF B
- CONCRETE PAVING AREA DEFINED BY 3" X 1/4" CONCRETE & COLORED STAMPED CONCRETE INSERTS
- SHOPPING CART AREA
- 8'-10" STUCCO GLAZED SCREEN WALL (COLOR & FINISH TO MATCH ADJACENT BUILDING)

GENERAL NOTES

- ALL ACCESSIBLE ROUTES, SIDEWALKS AND CURB RAMP SHALL COMPLY WITH ADA ACCESSIBILITY GUIDELINES
- REFER TO CIVIL DWGS FOR DIMENSIONS, SLOPES, GRADES & DETAILS ALONG ACCESSIBLE ROUTES, SIDEWALKS AND CURB RAMP



PROFESSIONAL ARCHITECTURE
THIS CONTRACTOR AGREES TO
MAINTAIN THE QUALITY OF THE
WORK DONE BY THE ARCHITECT
AND TO BE RESPONSIBLE FOR THE
QUALITY OF THE WORK DONE BY
THE ARCHITECT.

Architecture & Engineering Solutions LLC
Architectural / Architectural / Engineering / Construction Management
4025 North 30th Street, Suite 201 Phoenix, Arizona 85018 (602) 241-1331 (Fax 602) 241-1331

New Shop Buildings for
BARCLAY GROUP
NWC VIA LINDA + 90TH STREET
SCOTTSDALE, ARIZONA 85258

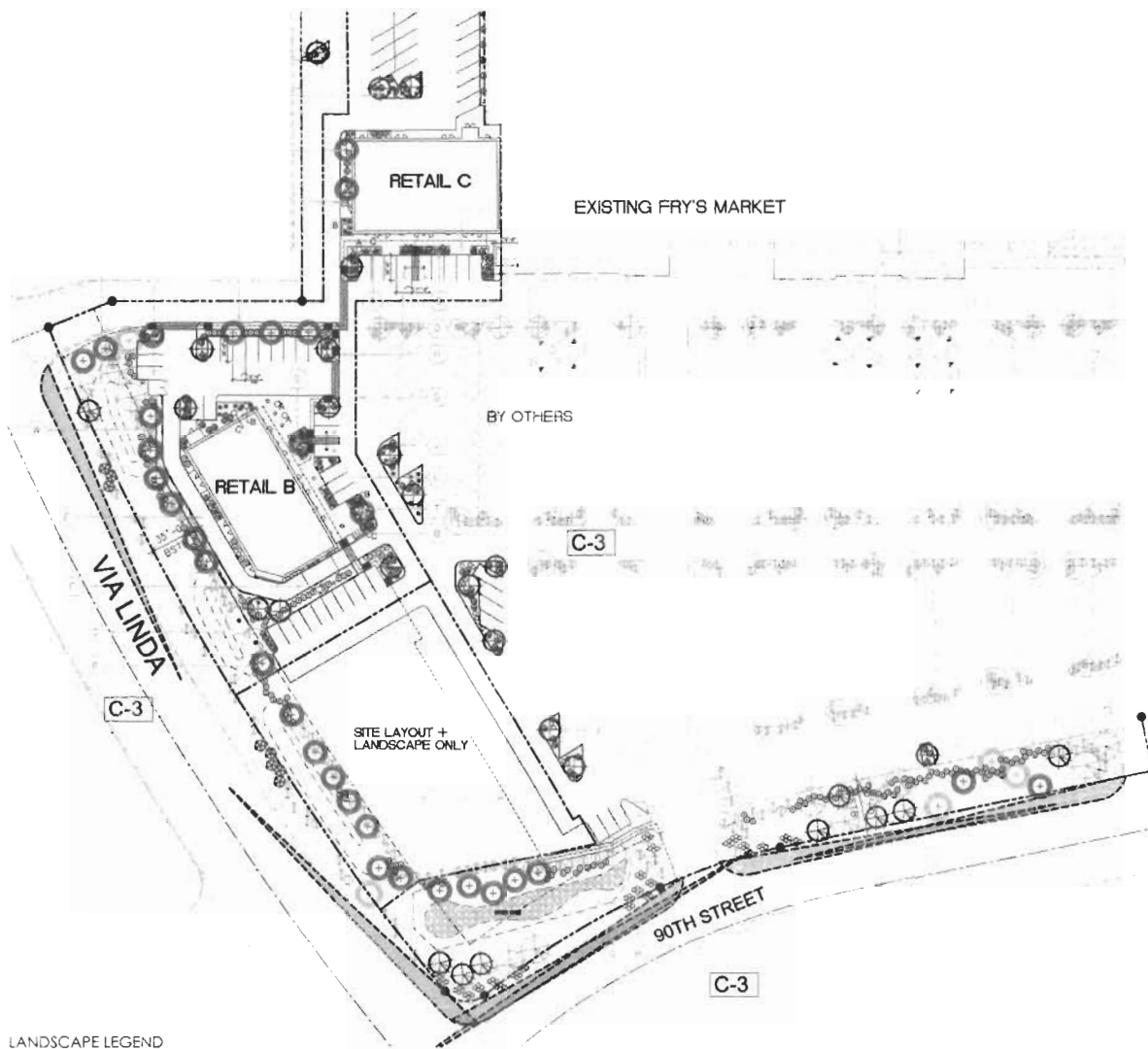


DATE	1/27/06
BY	TLR
CHKD BY	TLR
DATE	02-23-06

PROJECT NO. 04047
DATE 02-23-06
SITE PLAN
SCALE A10

81-DR-2005
1/27/2006

ATTACHMENT #5



LANDSCAPE LEGEND

	CERCIDIMUM PRAECOX SONORAN PALO VERDE 24" BOX (2" CALIPER) - 31
	OLEA EUROPAEA 'FRUITLESS' OLIVE TREE 13 GALLON (1" CALIPER) - 21
	PROSOPIS JULIFLORA CHILEAN MESQUITE (THORNLESS) 24" BOX (2" CALIPER) - 9
	EXISTING EUCALYPTUS SIZE VARIES
	CAESALPINIA SPP. RED BIRD OF PARADISE 13 GALLON - 9
	CASSIA PHYLLODES DESERT CASSIA 5 GALLON - 37
	EXISTING SHRUBS TO REMAIN IN PLACE DURING CONSTRUCTION
	3'x3'x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH
	1/2' MINUS MAOBON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD 5 GALLON - 186
	GATTANIA RIGENS SUN GOLD YUCCA 1 GALLON - 76
	LANтана MONTEVIDENSIS GOLD MOUND 1 GALLON - 100
	CAESALPINIA SPP. RED BIRD OF PARADISE 5 GALLON - 13
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON - 23

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED SUBSEQUENT TO THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN. THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN SHALL BE BASED ON THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN. THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN SHALL BE BASED ON THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN.

PRIOR TO ESTABLISHED WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF 10 ACRE FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTION 40-10-010 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

TOTAL OPEN SPACE

PRE-EMERGENT NOTE

THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN SHALL BE BASED ON THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN. THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN SHALL BE BASED ON THE CITY OF SCOTTSDALE'S REVIEW AND APPROVAL OF THE LANDSCAPE PLAN.

SHEET INDEX

- 1-1 LANDSCAPE PLAN
- 1-2 FUTURE IRRIGATION PLAN
- 1-3 FUTURE DETAIL SHEET
- 1-4 FUTURE SPECIFICATION

PROJECT INFO:

KEYNOTES

- A 8TH TRASH ENCLOSURE
- B BIKE PARKING
- C LANDSCAPED AREA - SEE LANDSCAPE DESIGN
- D PROPOSED PARCEL LINE
- E 12'V DRIVE THRU CANOPY
- F DRIVE THRU CANOPY
- G EXISTING RETENTION BASIN TO REMAIN
- H 10'V ROADWAY PUBLIC ACCESS EASEMENT
- I NEW LANDSCAPE ISLAND
- J FUTURE ACCESSIBLE ROUTE
- K ACCESSIBLE ROUTE PER ADA SECTION 4.3 SEE GENERAL NOTES # 1-1
- L 8" 12'V PARALLEL CONCRETE SIDEWALK
- M CURB RAMP TYPICAL
- N FUTURE BANK BUILDING UNDER SEPARATE DRG SUBMITTAL
- P TRANSFORMER - SEE LANDSCAPE DESIGN FOR REQUIRED SCREENING
- Q VAN ACCESSIBLE PARKING FACILITY
- R UNIVERSAL ACCESSIBLE PARKING FACILITY
- S BENCH
- T PRE-CAST CONCRETE PLANTER POT TYP OF 9
- U CONCRETE PAVING AREA DEFINED BY SALT FINISH CONCRETE & COLORED STAMPED CONCRETE INSERTS
- V SHOPPING CART AREA
- W 2" 6" STUCCO CLAD SCREEN WALL COLOR & FINISH TO MATCH ADJACENT BUILDING

CONTRACTOR

BARCLAY GROUP

CONTACT: MR. COLBY S. PUGH

1001 N. 10TH ST. SUITE 100

SCOTTSDALE, ARIZONA 85266

TEL: 480-988-8711 FAX: 480-988-8711

ARCHITECT

AEC

CONTACT: MR. THOMAS R. HARRIS

1001 N. 10TH ST. SUITE 100

SCOTTSDALE, ARIZONA 85266

TEL: 480-988-8711 FAX: 480-988-8711

CONTRACTOR

NCC GROUP

LANDSCAPE

T.J. McQUEEN & ASSOCIATES, INC.

1111 E. BROADWAY, SUITE 218

PHOENIX, ARIZONA 85014

TEL: 602-260-0320 FAX: 602-260-0320

POT LEGEND

POT A

1-15 GALLON DESERT SPOON

& 1 GALLON PURPLE LANTANA

POT B

1-24" BOX YELLOW BIRD OF PARADISE

& 1 GALLON ROSEMARY

POT C

1-15 GALLON YUCCA

& 1 GALLON GOLD MOUND LANTANA

ALL POT'S 2" DEPTH OF MEXICAN BEACH PEBBLE



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

1121 East Missouri Ave., Suite 218

Phoenix, Arizona 85014

(602) 260-0320

DATE: 12-18-05

PROJECT: 81-DR-2005

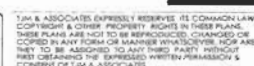
SHEET NO: L-1

SCALE: 1"=20'-0"

DATE: 12-18-05

PROJECT: 81-DR-2005

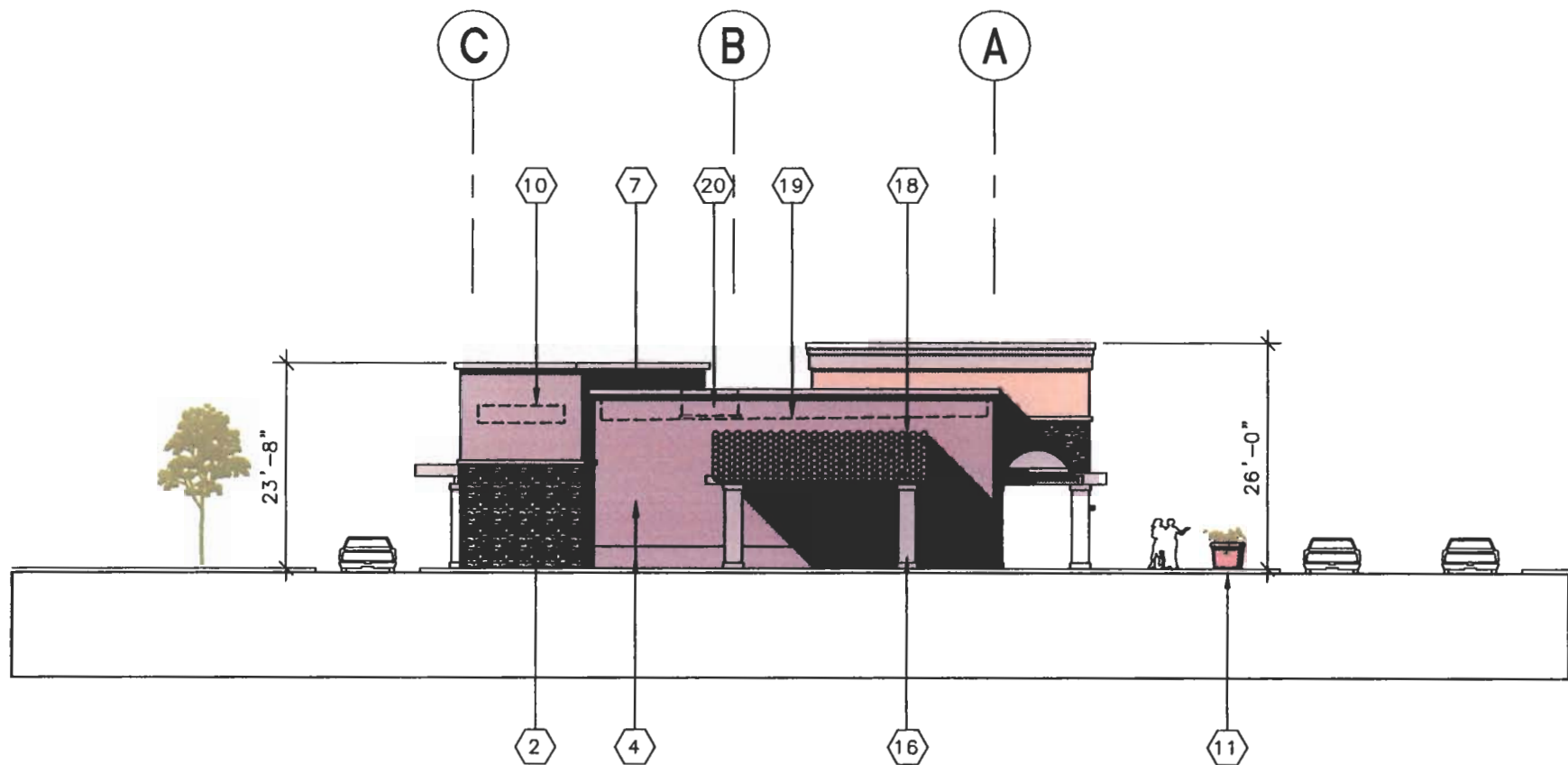
SHEET NO: L-1



Architecture Engineering Solutions LLC
2001 North 10th Street, Suite 100, Phoenix, Arizona 85014
Tel: 602-260-0320 Fax: 602-260-0320

Barclay Group
1001 N. 10th St., Suite 100
Scottsdale, Arizona 85266

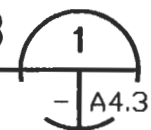
T.J. McQueen & Associates, Inc.
1121 East Missouri Ave., Suite 218
Phoenix, Arizona 85014
(602) 260-0320

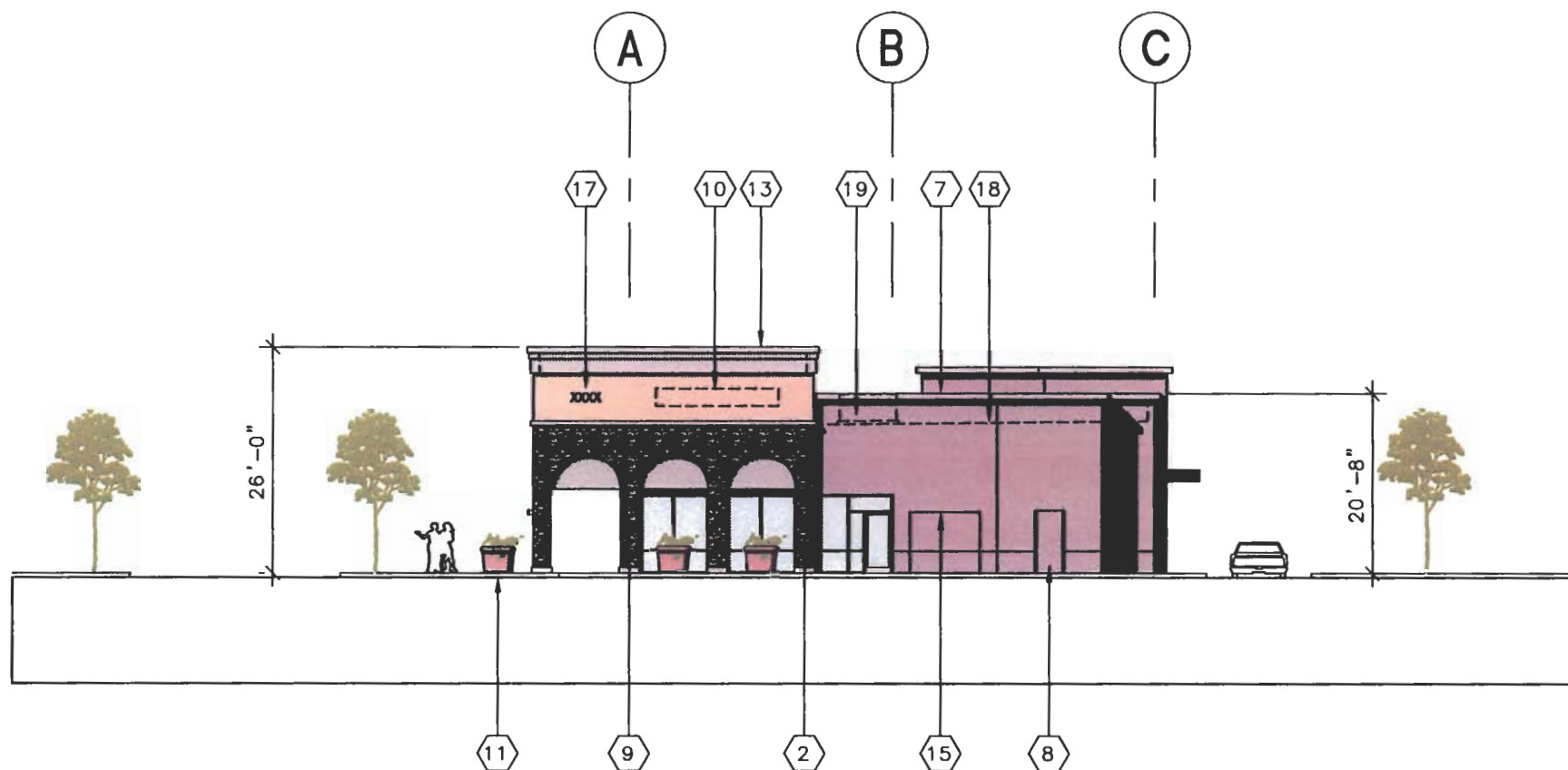


EAST ELEVATION

1"=16'

SHOPS B

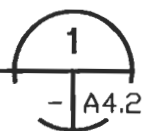




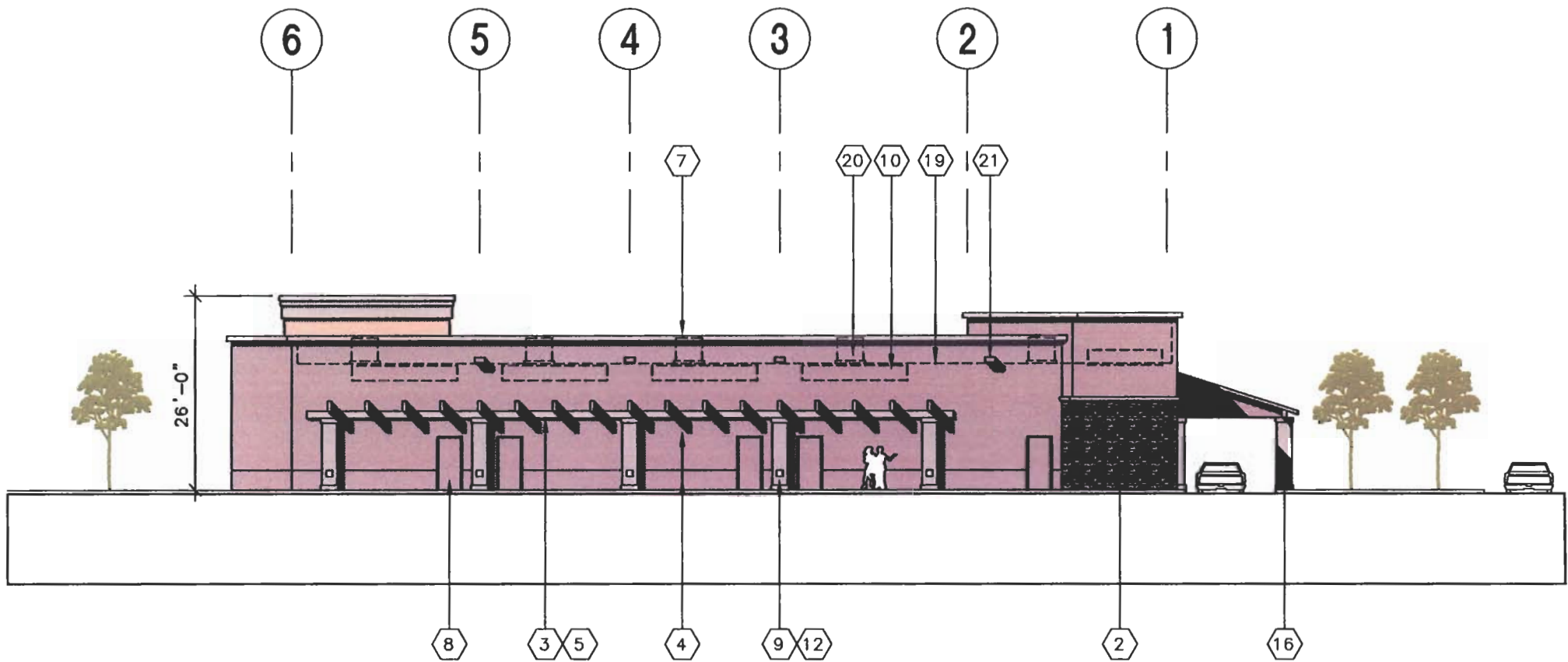
WEST ELEVATION

SHOPS B

1"=16'



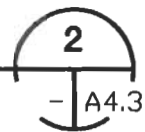
81-DR-2005
1/27/2006



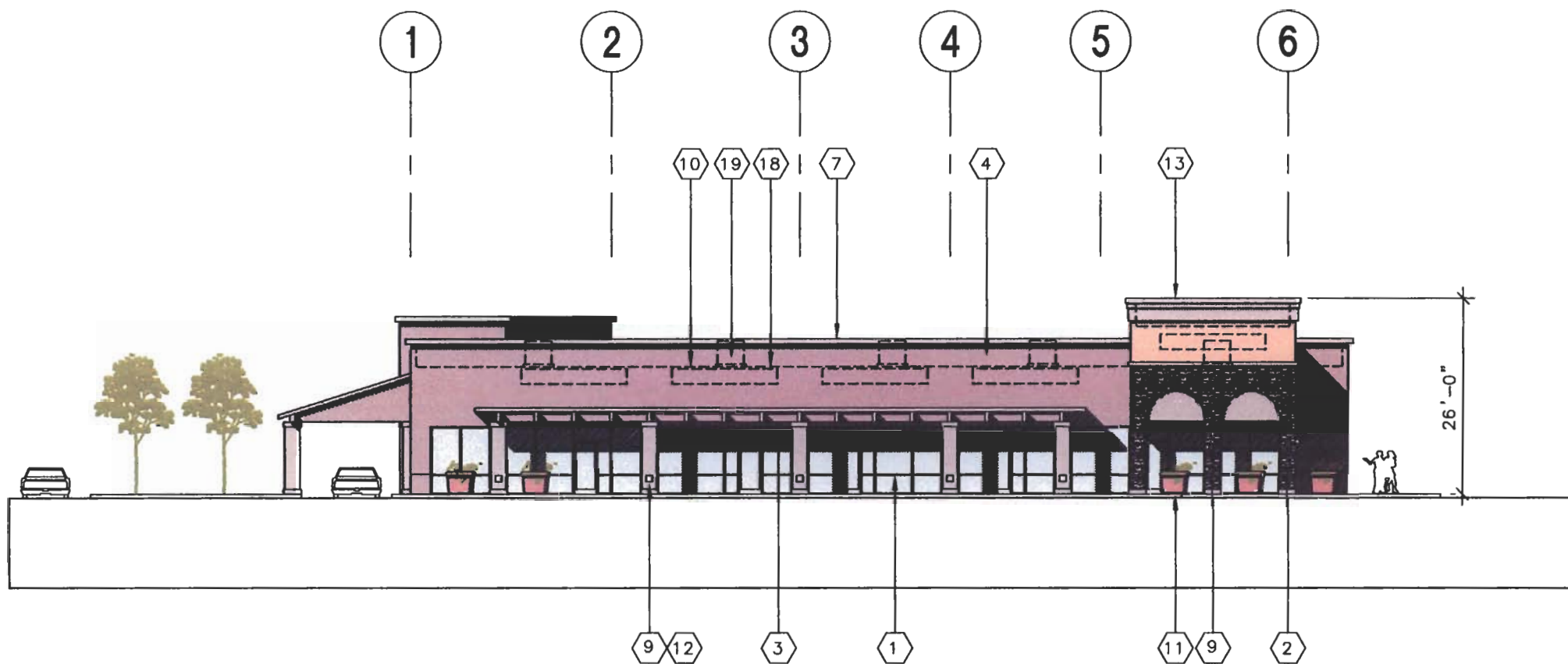
SOUTH ELEVATION

1"=16'

SHOPS B

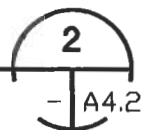


81-DR-2005
1/27/2006



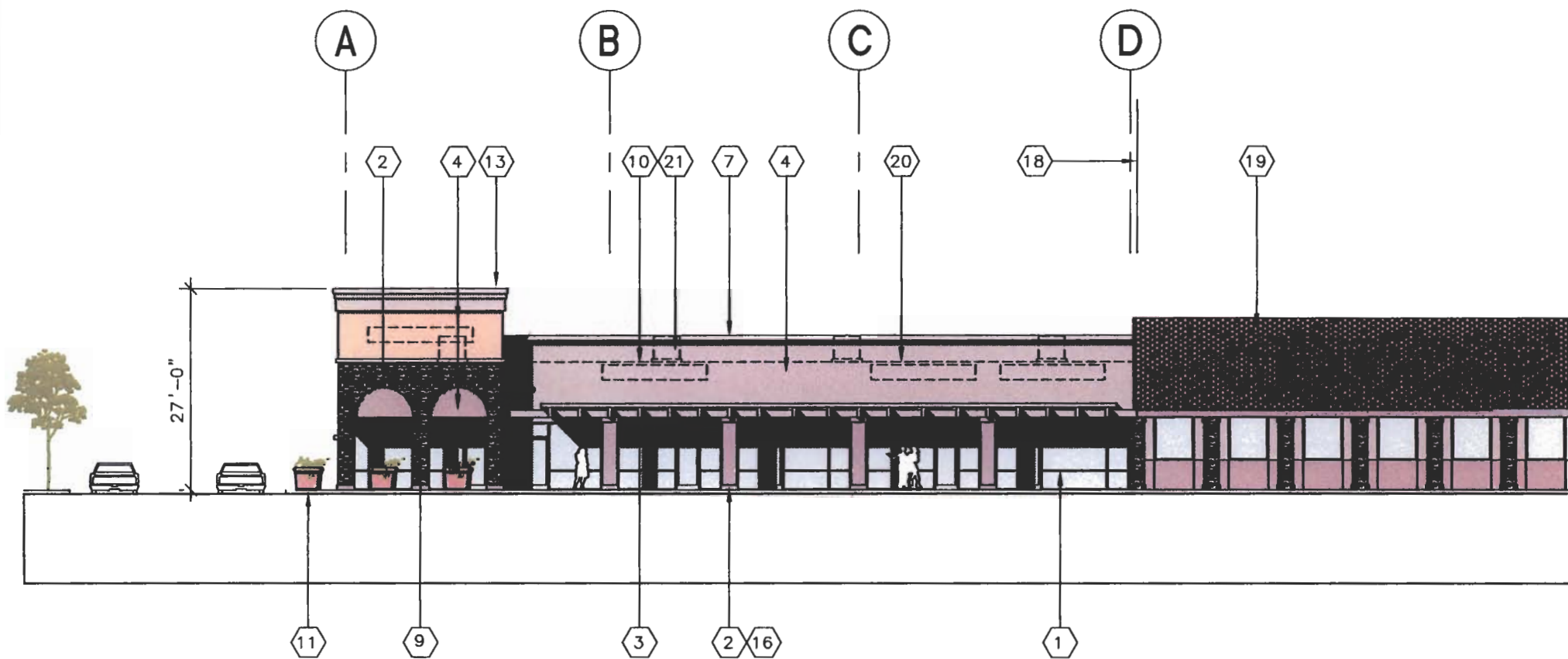
NORTH ELEVATION

SHOPS B



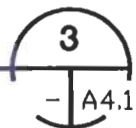
1"=20'

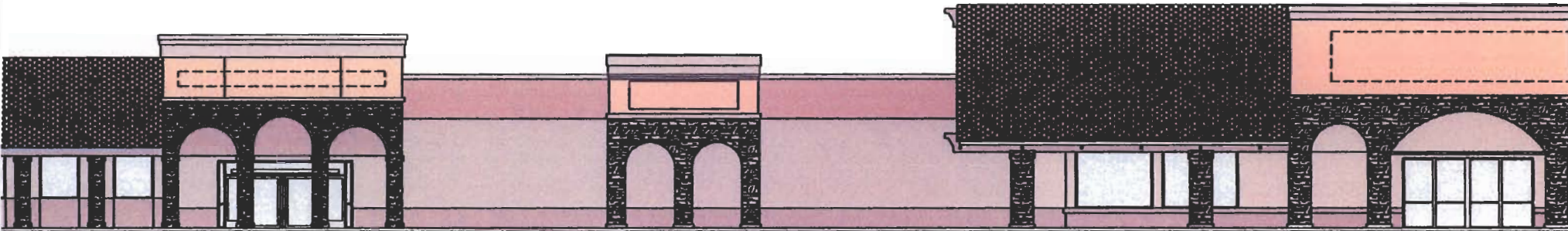
81-DR-2005
1/27/2006

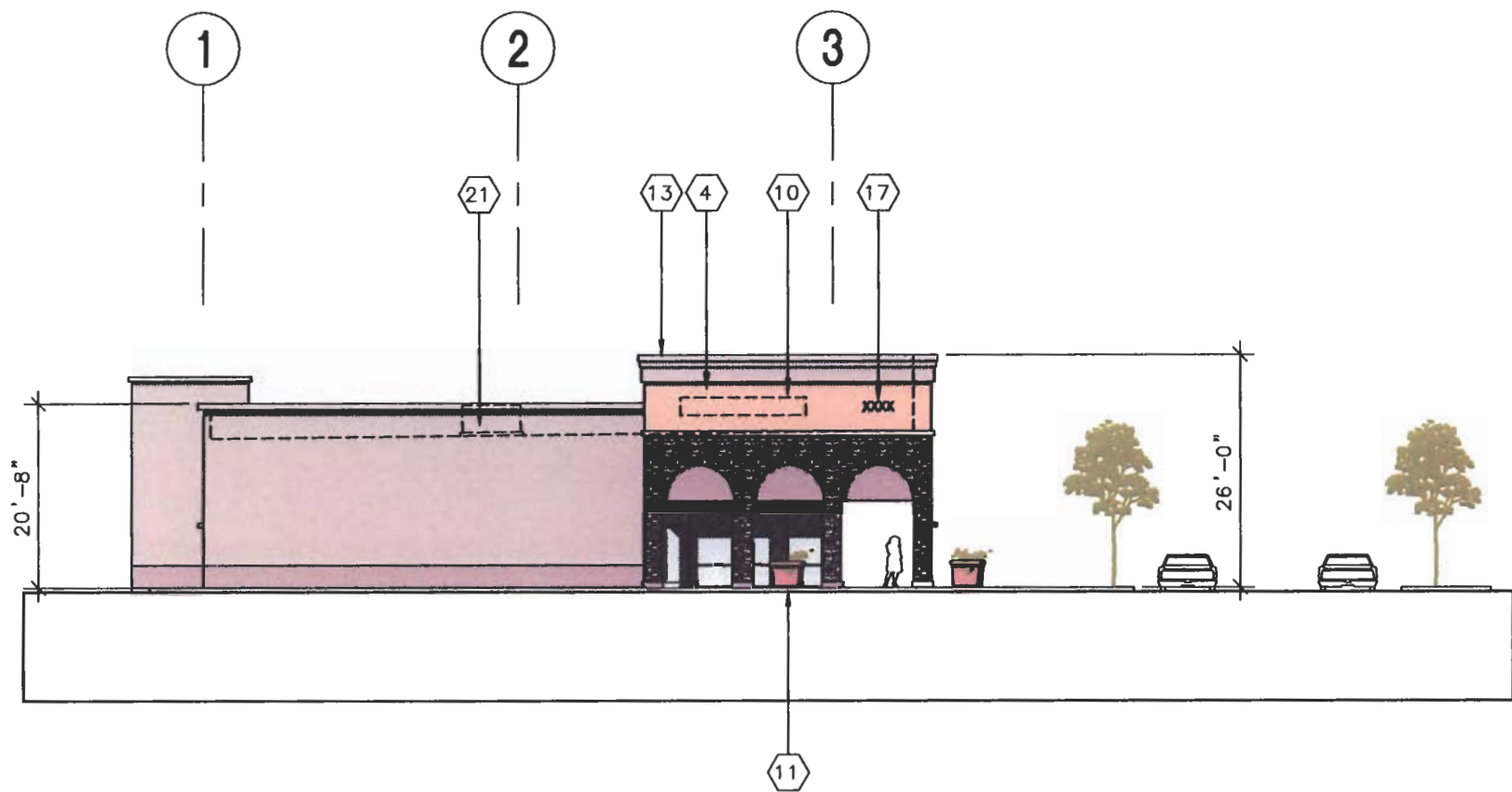


EAST ELEVATION - PARTIAL

SHOPS C



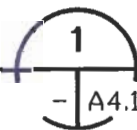


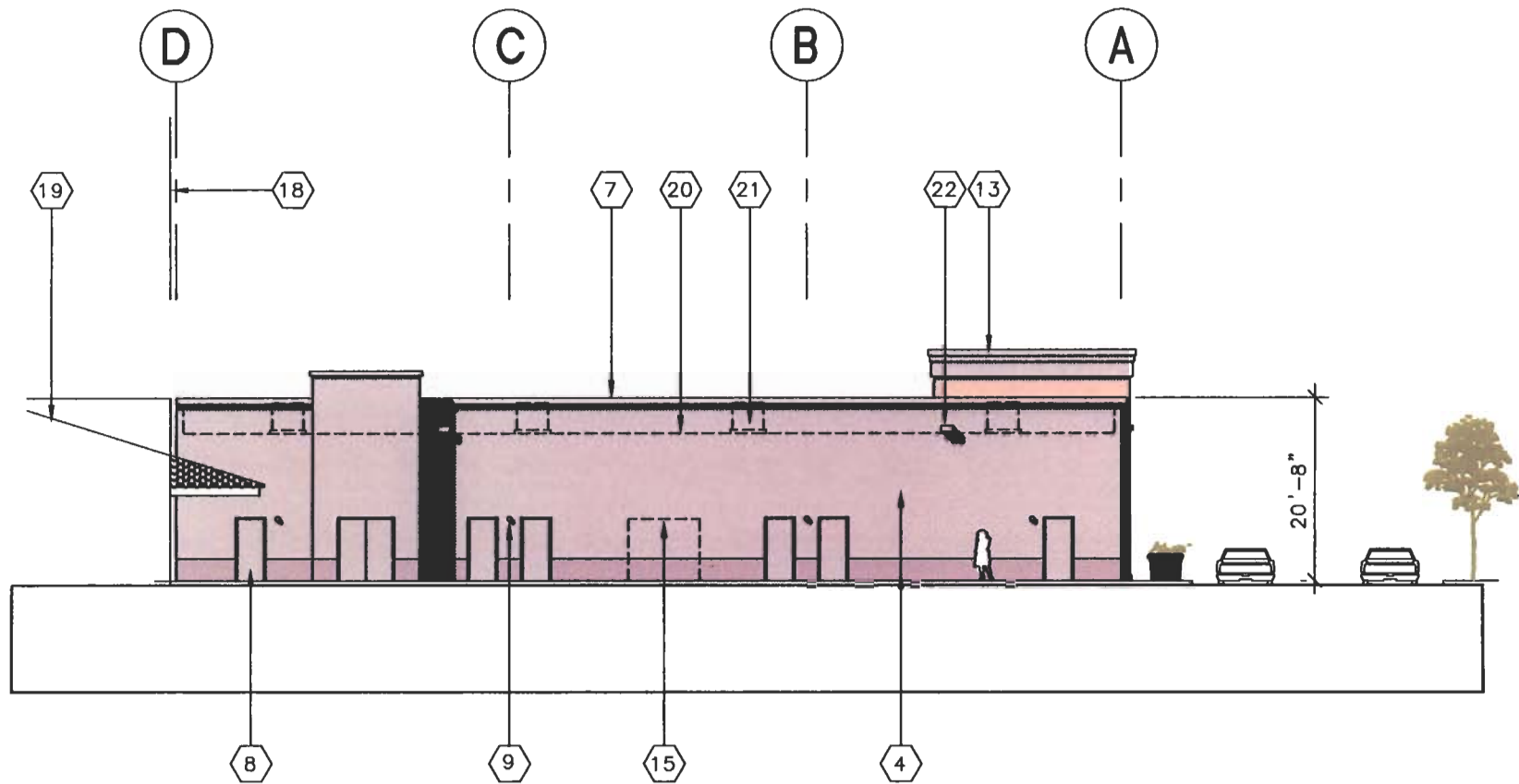


SOUTH ELEVATION

SHOPS C

1"=16'

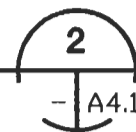




WEST ELEVATION

SHOPS C

1"=16'



KEYNOTES



- 1 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. FINISH TBD.
- 2 NEW SHED ROOF. MATCH EXISTING CONCRETE ROOF TILE.
- 3 STEEL TRELLIS, PAINT.
- 4 EIFS SYSTEM, PAINT.
- 5 CANTILVERED 12" X 2" TUBE STEEL CANOPY.
[ALT] WITH SUSPENSION RODS.
- 6 TUBE STEEL OR EIFS HEADER.
- 7 ALUMINUM COPING.
- 8 METAL DOOR. (PAINT TO MATCH ADJACENT WALL COLOR).
- 9 WALL-MOUNTED LIGHT FIXTURE.
- 10 PROPOSED TENANT SIGN LOCATION.
- 11 PRE-CAST CONCRETE PLANTER POT.
- 12 2'-0"W X 1'-0"D PILASTER. MATERIAL TBD.
- 13 STUCCO CORNICE, PAINT.
- 14 6'-0"H CMU (EIFS VANNER) TRASH ENCLOSURE WITH STEEL GATES.
- 15 LINE OF EXISTING FRY'S MARKETPLACE.
- 16 2'-0" X 2'-0" COLUMN. MATERIAL TBD.
- 17 CULTURED STONE VENEER.

GENERAL NOTES

- A ALL BUILDING MATERIALS, FINISHES AND COLORS TO MATCH EXISTING FRY'S MARKETPLACE STORE.
- B ALL MECHANICAL UNITS AND ROOF-MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY THE PARAPET.

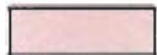
COLOR LEGEND



11A SHERWIN WILLIAMS, "FOLKSY GOLD", #SW-6360.



11B SHERWIN WILLIAMS, "MOCHA", #SW-6067.



11C SHERWIN WILLIAMS, "LATTE", #SW-6108.



11D SHERWIN WILLIAMS, "TONY TAUPE", SW-7038.



11E SHERWIN WILLIAMS, "ACCESSIBLE BEIGE",
#SW-7036.



11F SHERWIN WILLIAMS, "SWING BROWN", #SW-6046.



11G OWENS CORNING "CULTURED STONE", 80% RUSTIC
SOUTHERN LEDGESTONE (CSV-2055) WITH 20%
BRANDYWINE DRESSED FIELDSTONE (CSV-2029)

ALL BUILDING MATERIALS, FINISHES AND COLORS
TO MATCH EXISTING FRY'S MARKETPLACE STORE.

**New Retail @ Fry's Center
NWC Via Linda & 90th Street
Scottsdale, AZ**

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☐ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: TBD SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: New Retail Buildings @ Fry's Center 81-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Architecture & Engineering Solutions LLC with a city receipt date of 1/27/06.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Architecture & Engineering Solutions LLC with a city receipt date of 1/27/06.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by T.J. McQueen & Associates, INC. with a city receipt date of 1/27/06.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:

DRB Stipulations

10. *The area on the site plan identified as future bank located east of Retail B shall be curbed in and landscaped with DG to match existing DG on site.*

ATTACHMENT B

11. *The future pad site shall be the location of a temporary nursery, if a nursery is required for this project.*
12. *The new parking areas and drive aisles along Via Linda shall be screened with a wall.*
13. *The bank proposal will return to the Development Review Board for approval of elevations and site plan.*

OPEN SPACE:**DRB Stipulations**

14. *Open space shall be provided as shown on the site plan worksheet submitted by Architecture & Engineering Solutions LLC with a city receipt date of 1/27/06.*
15. *At the time of a Land Division application the recorded map shall include an acknowledgement of the shared open space agreement by all property owners.*

Ordinance

- A. Internal parking lot landscaping must be accounted for separately, and may only include landscaping internal to the parking area such as landscape islands. To be credited as internal, the area must be no less than 120 SF, and no less than seven feet in width measure from inside curb to inside curb.

LANDSCAPE DESIGN:**DRB Stipulations**

16. *Landscape proposed along the street frontage, as shown on the landscape plan, shall be installed with the construction of the Retail B building and site improvements.*
17. *Rip-rap shall be native stone.*
18. *The native stone within the frontage open space shall be buried and include vegetation within the stone to the satisfaction of the Inspection Services Staff.*
19. *Planter pots shall be a minimum of 36-inches in diameter.*
20. *The final landscape plans shall demonstrate the proposed trees do not impact the existing shrubs.*
21. *Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.*

Ordinance

- B. Landscape areas in decomposed granite or similar material shall not exceed more than seven (7) feet in any one (1) direction as measured between plants or plant canopies.

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

22. *All exterior lighting and photometric plans shall be subject to a staff approval.*
23. *No landscape lighting is approved with this application. If the owner chooses to add landscape lighting prior to final plans the owner shall submit for a staff approval.*
24. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line.*
25. *The individual luminaire lamp shall not exceed 250 watts.*
26. *The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet.*
27. *All exterior light poles, pole fixtures, and yokes, shall be painted to match.*
28. *Incorporate into the project's design, the following:*

Parking Lot and Site Lighting:

- a. The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.
- b. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

- d. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

29. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

30. No exterior vending or display shall be allowed.
31. Flagpoles, if provided, shall be one piece, conical, and tapered.
32. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:**Ordinance**

- C. At the time of review, the applicable case(s) for the subject site were: 57-ZN-74, 20-ZN-77, 40-ZN-79, 136-DR-82, 136-SD-92, 194-SA-05

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department. This development is not increasing the impervious area, and therefore no additional stormwater detention infrastructure is required. Also, the new improvements cannot reduce the capacity of the existing detention basins.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
- D. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**DRB Stipulations**

33. Dedicate an additional 10 feet of roadway/public access easement along 90th Street from southern driveway on 90th Street to Via Linda. City is planning to widen 90th Street to improve intersection capacity.
34. No street improvements are required for Via Linda or 90th Street.
35. No additional right of way dedication is required for Via Linda.

INTERNAL CIRCULATION:**DRB Stipulations**

36. The developer shall provide a minimum parking-aisle width of 24 feet.
37. Show bike parking and standard detail.
38. Provide pedestrain connection from main retail/Retail C to Retail B. Need to include directional sidewalk ramps.
39. Provide pedestrian connection to sidewalk along main driveway onto Via Linda.
40. Provide a pedestrian opening in wall in northwest corner of site. This will provide a pedestrian connection to Camelback Walk. City will construct connection to walk.
41. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
42. The developer shall provide a minimum of 120 feet of queuing distance for all "drive-thrus" (Bank, fast-food, etc.).

Ordinance

- E. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

- a. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff. Sight Distance Easements:
43. Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 44. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Via Linda and 90th Streets except at the approved driveway location.
 45. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- F. Drainage Easement:

- (1) Dedicate drainage easements to the City of Scottsdale for all existing drainage basins.

REFUSE:**DRB Stipulations**

46. Construct one new refuse enclosures per City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.
47. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
 - f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

- G. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

- H. Underground vault-type containers are not allowed.

- I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

- J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

48. Retail C will require relocation of a fire hydrant lateral.
49. Submit a site plan showing existing and proposed water and sewer lines and service connections for Water Resources review and approval.
50. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Ordinance

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

51. On-site sanitary sewer shall be privately owned and maintained.
52. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.